How Infrastructure Growth Is Driving Demand for New Projects in Raghunathpur Bhubaneswar

Bhubaneswar's northern corridor is experiencing the most concentrated burst of government-led infrastructure investment the city has ever seen. From a ₹949 crore elevated road corridor terminating at Raghunathpur Bridge to the Smart City Mission's digital governance layer and a regional mobility plan backed by the Asian Development Bank, the infrastructure landscape around Patia and Raghunathpur is transforming at pace. For homebuyers and investors, the direct consequence is a sharp rise in demand for **new projects in Raghunathpur, Bhubaneswar**—a micro-market that now sits at the intersection of premium liveability, institutional connectivity, and sustained capital appreciation. This blog examines the specific infrastructure developments driving this demand and explores why **new projects in Bhubaneswar** within this corridor—especially **ZX Atulyam**—are attracting serious buyer attention.

How Is Infrastructure Boosting New Projects in Raghunathpur Bhubaneswar?

Infrastructure and residential demand operate in a reinforcing cycle: public investment in roads, transit, and civic utilities raises the liveability of an area, which draws buyer interest, which in turn invites further development. Raghunathpur is currently at the most productive phase of this cycle, benefiting from multiple overlapping government programs.

1) The Jaydev Vihar–Nandankanan Elevated Corridor

In January 2026, Odisha's Chief Minister laid the foundation stone for a ₹949.35 crore elevated corridor project spanning 9.5 km from Kalinga Stadium Gate No. 4 to Raghunathpur Bridge. The project will upgrade the existing six-lane road into an eight-lane urban arterial corridor with grade-separated junctions. Key features include a 190-meter cable-stayed bridge at Jaydev Vihar—Odisha's first—along with four-lane flyovers at Kalinga Hospital Square, Damana Square, KIIT Square, and Kalarahanga, plus 5.5-meter service roads and 7.5-meter slip roads. The contract, worth ₹579 crore, has been awarded, and the construction timeline is two years. For **new launch projects in Raghunathpur**, this corridor is a transformative development—it directly eliminates the traffic bottlenecks that were the area's only significant drawback.

2) Smart City Mission and Digital Governance

Bhubaneswar Smart City Limited (BSCL) has rolled out 3,000 AI-enabled CCTV cameras, adaptive traffic signal systems, the SaharSathi 24×7 citizen call center, and the Intelligent City Operations and Management Centre (ICOMC)—all of which improve safety, utility reliability, and civic responsiveness in the northern corridor. These improvements raise the baseline livability for every apartment development in Raghunathpur, making the area more attractive to families and professionals who prioritize urban convenience.

Together, these investments are the single largest reason why demand for **new residential projects in Bhubaneswar**'s northern corridor has outpaced every other zone in the city over the past 18 months.

Which Upcoming Developments Support New Launch Projects in Raghunathpur?

Beyond the elevated corridor, several planned initiatives will reinforce Raghunathpur's infrastructure advantage over the next five to ten years:

- **Comprehensive Regional Mobility Plan (CRMP)**—A US $1 million ADB Technical Assistance Programme, formalised in December 2025, is developing an integrated multimodal transit framework for the Bhubaneswar–Cuttack–Puri–Paradip corridor covering nearly 11,900 sq. km. Transit-oriented development (TOD) principles within the CRMP are expected to concentrate residential density and demand around well-connected nodes—exactly where **new launch projects in Raghunathpur** are positioned.

- **Gothapatna new township—The** Odisha government approved an 800-acre urban zone across Gothapatna, Malipada, and Daspur in September 2025, with a ₹8,179 crore investment over 15 years. This large-scale planned development signals the government's

long-term commitment to expanding Bhubaneswar's residential capacity, creating positive spillover demand for **luxury apartments in Raghunathpur** and the broader northern corridor.

- **PMAY-U 2.0** — Odisha has consistently ranked as India's top-performing state under PMAY-U 2.0, stimulating overall housing market activity, developer confidence, and ancillary infrastructure investment across Bhubaneswar.

For buyers evaluating **new launch projects in Raghunathpur**, these developments collectively create a rare convergence: a location that is already well-connected and liveable today, with a clear pipeline of government-funded improvements that will raise its value further over the coming decade. This makes **apartments in Raghunathpur** particularly compelling for long-term residential and investment decisions.

Why Are Buyers Preferring New Residential Projects in Bhubaneswar Near Growth Corridors?

The shift is structural rather than sentimental. Buyers across India have learned that properties within or adjacent to active infrastructure corridors appreciate faster, hold value better during market corrections, and offer superior daily livability compared to projects in stagnant zones. In Bhubaneswar, the Patia–Raghunathpur corridor exemplifies this pattern—the area has reported flat price appreciation of approximately 37% over three years and nearly 70% over five years, consistently outperforming the city average.

Three buyer segments are driving this preference for **new residential projects in Bhubaneswar**'s northern growth corridor:

- **Families seeking proximity to schools, hospitals, and IT parks** — Raghunathpur is near KIIT, AIIMS, and major tech campuses, making daily commutes significantly shorter.
- **Investors targeting appreciation-led returns** — The elevated corridor, CRMP, and Smart City investments represent committed government capital that directly supports property values.
- **Upgraders seeking larger, premium homes**—Demand for **3.5 BHK apartments in Raghunathpur Bhubaneswar** and **4.5 BHK apartments in Raghunathpur Bhubaneswar** has grown sharply as working professionals and multi-generational families seek spacious configurations with modern amenities.

ZX Atulyam, developed by **Z. Infra Projects Pvt. Ltd.** at Plot No. 1196, Raghunathpur (near Mount Z Litera School), is a clear example of a project positioned to benefit from all three buyer motivations. It offers **3 BHK, 3.5 BHK,** and **4.5 BHK apartments in Raghunathpur Bhubaneswar** within a single-tower, low-density layout—exactly the kind of premium, spacious development that growth-corridor buyers are actively seeking among **new residential projects in Bhubaneswar**.

How Does Connectivity Impact Property Value in New Projects in Bhubaneswar?

The relationship between connectivity and property value is well-documented in urban economics: every measurable improvement in commute time, road capacity, or transit access translates into higher rental yields, faster resale, and stronger long-term appreciation. The Jaydev Vihar–Raghunathpur elevated corridor alone will transform a 9.5 km stretch from one of the city's most congested routes into an eight-lane arterial with grade-separated junctions—a change that directly reduces travel time between Raghunathpur and every major destination along the corridor, including KIIT, Infocity, and Jayadev Vihar.

For **new projects in Bhubaneswar**, especially those in the northern belt, this connectivity upgrade is the single strongest near-term value driver. Projects located within walking distance or a short drive of the elevated corridor's terminal points—as is the case with many **new projects in Raghunathpur Bhubaneswar**—are well positioned to capture the earliest and most sustained appreciation.

Buyers evaluating **luxury apartments in Raghunathpur** should pay particular attention to RERA registration status, low-density planning, and the professional credentials of the development team, as these factors determine whether a project can translate connectivity improvements into genuine lifestyle quality. Among **new projects in Bhubaneswar**'s premium segment, projects with a clear design philosophy, experienced architects, and a thoughtfully curated amenity ecosystem consistently outperform generic developments in buyer preference and resale value.

ZX Atulyam: The Benchmark for Luxury Apartments in Raghunathpur

Built on the philosophy of **"Absolute Zero"**—the principle that every great space begins with clarity and purpose—**ZX Atulyam** is **Z. Infra Projects Pvt. Ltd.'s** flagship residential development. The project is conceived by five professionals spanning architecture, construction, and strategic leadership: Ar. Jyoti Shankar Ray, Ar. Sagarendra Mohapatra, Ar. Sabyasachi Mohanty, Gauranga Charan Barik, and Satya Prakash Barik.

ZX Atulyam offers **3.5 BHK apartments in Raghunathpur Bhubaneswar** and **4.5 BHK apartments in Raghunathpur Bhubaneswar** alongside 3 BHK residences, all within a single-tower, low-density design emphasizing natural light, cross-ventilation, and generous balconies. Its 30,000 sq. ft. clubhouse features a curated selection of premium amenities—including an infinity pool, skyplex amphitheater, Japanese garden, home theater, gym, massage and steam rooms, cafeteria, reading lounge, badminton court, cricket turf, children's play area, banquet hall, salon, and terrace garden. With CCTV surveillance and professional building management, **ZX Atulyam** delivers the kind of **luxury apartments in Raghunathpur** that discerning buyers in Bhubaneswar's infrastructure-active northern corridor are actively seeking.

Conclusion

Raghunathpur is no longer an emerging micro-market — it is an established premium residential destination backed by the most concentrated infrastructure investment in Bhubaneswar's history. The ₹949 crore elevated corridor to Raghunathpur Bridge, the ADB-backed regional mobility plan, Smart City digital governance, and the Gothapatna township are collectively

creating the strongest residential investment case in eastern India. For buyers evaluating **new projects in Raghunathpur Bhubaneswar**, the opportunity to invest at current valuations—before these infrastructure projects are fully operational—is the most strategically valuable period. Among the **apartments in Raghunathpur** currently available, **ZX Atulyam** stands as the benchmark: a thoughtfully designed, architect-led development positioned at the very heart of the city's most infrastructure-active corridor.

Frequently Asked Questions -

Q1. What Major Infrastructure Project Is Coming to Raghunathpur?

Answer: The Jaydev Vihar–Nandankanan elevated corridor, a ₹949.35 crore project approved in January 2026, will upgrade the 9.5 km stretch from Kalinga Stadium Gate No. 4 to Raghunathpur Bridge into an eight-lane arterial with flyovers, a cable-stayed bridge, service roads, and grade-separated junctions. Construction is expected to be completed within two years.

Q2. How Does Infrastructure Growth Increase Property Values in Raghunathpur?

Answer: Infrastructure improvements such as elevated corridors, upgraded roads, smart city initiatives, and regional mobility projects improve accessibility, reduce travel times, and enhance livability. These factors typically increase buyer demand and support long-term property appreciation.

Q3. Why Is Raghunathpur Considered a Premium Corridor in Bhubaneswar?

Answer: Raghunathpur sits within the Patia belt—Bhubaneswar's established northern residential corridor. The area offers proximity to KIIT, AIIMS, IT parks, and commercial hubs, while benefiting from Smart City improvements, the elevated corridor, and ADB-backed regional transit planning. Flat prices in this corridor have appreciated approximately 70% over five years, making new launch projects in Raghunathpur among the city's strongest investment options.

Q4. Why Are Buyers Choosing New Projects in Raghunathpur Bhubaneswar?

Answer: Buyers are attracted by the area's improving infrastructure; proximity to IT parks, educational institutions, and healthcare facilities; along with the availability of spacious, premium homes in a well-connected residential corridor.

Q5. How Does the Elevated Corridor Affect Property Values in Raghunathpur?

Answer: Improved road capacity and reduced commute times are among the strongest drivers of property appreciation in urban real estate. The elevated corridor will directly connect Raghunathpur to Jaydev Vihar, Infocity, and major institutional hubs via an eight-lane arterial—significantly boosting the value proposition for new residential projects in Bhubaneswar's northern belt.

Q6. What Configurations Are Available at ZX Atulyam?

Answer: ZX Atulyam offers **3 BHK, 3.5 BHK**, and **4.5 BHK** residences within a single-tower, low-density layout at Raghunathpur. Each home is designed with natural light, cross-ventilation, and spacious balconies. The development also includes a 30,000 sq. ft. clubhouse with a curated selection of premium amenities.

Q7. Is ZX Atulyam a Good Investment for NRI Buyers?

Answer: Yes. **ZX Atulyam's** premium configurations, strategic location within the elevated corridor's terminal zone, low-density design by experienced architects, and the broader appreciation trajectory of the Patia–Raghunathpur corridor make it a strong option for NRI buyers seeking long-term capital growth and a high-quality residence for periodic visits.

Q8. What Should Buyers Verify Before Investing in New Projects in Raghunathpur Bhubaneswar?

Answer: Buyers should verify Odisha RERA registration, project approvals, land title, developer credentials, construction specifications, amenities, pricing, and payment terms before making an investment decision.